

ROXBOROUGH GOES TO TENANT GROUP

81,250,000 Apartment House at Broadway and 92d Street Bought by Syndicate.

Tenants have bought the Roxborough, a twelve-story apartment house at the northwest corner of Broadway and Ninety-second street, which has been valued at \$1,250,000. The house is one of the finest on the upper west side, having accommodations for fifty-seven families and seven stores. It fronts 128.4 feet in Broadway and 125 feet in Ninety-second street. It was built by Henry Mayer & Son, and the present owners are Julius Zimmer, Samuel Resnick and Frank Locker.

The following are some of the members of the cooperative buying syndicate: M. Miller, A. W. Gilmore, A. Manheim, Dr. W. W. Palmer, M. H. Ullman, John Schmitt, W. A. Pollak and Oscar Quinto. The deal was negotiated by Sharp & Co. and Jerome Manheimer.

Old Chelsea Landmark Saved.

The old Westminster Church property at 208-214 West Twenty-third street, west of Seventh avenue, which was in danger of being obliterated by an approaching building, has been saved, temporarily at least, by being transferred to the trustees of the Presbytery of New York, subject to a mortgage of \$12,000, by the West Twenty-third Street Holding Company, which, it is understood, represents a group of old parishioners, who bought the property for \$112,100 at an auction sale held last November by Henry Brady. The church was sold to satisfy a mortgage judgment of \$65,000 and interest obtained by the Emigrant Industrial Savings Bank, Horace S. Kiv & Co. were the successful bidders, acting for their parishioner clients.

City to Condemn Stapleton Sites.

Many business properties on the east side of Day street, Stapleton, S. I. are soon to be taken over by the city for the erection of piers and warehouses. Among the buildings to be affected are the Richmond Branch National and Stapleton National Banks, the Schaefer block and other well known mercantile structures. The piers and warehouses will not be completed until the spring of 1921, it is said.

Business Properties Sold.

Charles Galeski, the operator whose activities in the past have been confined chiefly to the buying of high-grade apartment houses and left buildings, has purchased from the United States Life Insurance Company of New York the eleven-story left-hand office building, 60x100, at 99-101 Fifth avenue, adjoining the northeast corner of Seventeenth street. Practically all the floors of the building except the top two. The property was sold at \$100,000 and brings in a rental of \$60,000 per annum. A. H. Landley negotiated the sale. Joseph E. Greenberg represented the purchaser and William A. Elliott the seller. The four and five-story buildings, 50x100, at 47 and 49 Monroe street, near Market street, have been purchased by C. Martine and Pappas Brothers from Marie Brennan.

Apartment Trading Livelier.

The five-story apartment house, 50x95, at 541 and 543 West 150th street has been sold by the American Holding Corporation to Benjamin B. Engel. James E. Barry sold for Theodore Burke the five-story apartment house with stores at 61 Hudson avenue, 25x95, near 168th street. Galway Realty Company resold the two five-story flats at 9 and 11 East 12th street, 50x100, to Jacob Hoff. Henry W. Baird sold to Scott E. Law the five-story flat at 165 West Eighth street, 21x100. Rebecca Harrison sold 63 Nathan Levine 225 East Seventy-third street, a five-story flat, 25x100.2. Scoville E. Law bought from Henry W. Baird 165 West Eighth street, a five-story flat, 21x100.2, at 165 West Eighth street. The two four-story flats, 50x95.9, at 425 and 427 West Twenty-sixth street have been sold by Katie Kohl to Louis Schramm. Raphael Mironlawsky and others sold to Frank Santoro and another the six-story tenement, 40x62.6, at 96 and 92 Roosevelt street, near Batavia street.

In the Dwelling Field.

The four-story dwelling, 17x100.2, at 15 West Eighth street has been bought by Henry H. Allen from W. C. Flinders and others, as trustees. Dennis & Sinnott, sold to Edith Andrews 123 West Seventy-eighth street, a three-story dwelling, 16x102, through Pease & Elliman. Alfred J. Rooney of the Wood, Dolson Company, Inc., and Chris Volzing & Son sold for Mrs. H. Allen from Mrs. H. 102 Hamilton place, a three-story dwelling, 16x67.6. A. H. Hickmore sold his residence at the southwest corner of West End avenue and Seventy-first street, a five-story dwelling, 15x82.10. D. C. Benick sold to Eliza and Thomas Ryan 28 West 29th street, a three-story dwelling, 17x92.12. Fannie Cohen sold to Mary A. Butler the three-story dwelling, 18x100.11, at 269 West 113th street. Porter & Co. sold for Annie I. Striker the three-story dwelling at 119 West 113th street.

MISCELLANEOUS LEASES.

New York Trust Company has leased for ten years to Katherine E. Foy the four-story building at 55 East Sixteenth street, adjoining the northeast corner of Park avenue. The rental is at from \$5,000 to \$6,000 per year. Snowdon & Co., leased for Aaron & Son store and basement at 1335 Third avenue to Jacob Falkenberg, auctioneer. Annie W. Gould leased to the Goldberger Manufacturing Corporation of 26 East Twenty-third street the six-story left building at 54 West Twenty-third street for twenty-one years at \$3,000. R. Telford Smith rented for Mrs. C. Blumenthal store and basement in 527 Amsterdam avenue to the Golden Gate Restaurant. Pease & Elliman leased furnished for Mrs. Martha Taylor, represented by Worthington Whitehouse, to E. R. Alexander the three-story dwelling at 153 East Forty-sixth street. Morris Vought Co. leased apartments in 22 East Forty-eighth street to J. H. Eager; in 25 West Forty-sixth street to V. E. Grosvenor; in 27 East Sixty-second street to J. E. Doane and Mrs. E. R. Andrews and in 147 East Sixty-sixth street to B. Paine. Samuel H. Martin leased the four-story dwelling at 148 West Sixty-fifth street for Bolton Hall to Ryuchi Murakami.

BROOKLYN DEALS REPORTED.

The old three-story frame house at the southeast corner of Boston road and 245th street, 12x45.9x9, irregular, along the home of the Union Republican Club, has been sold to the Central Savings Bank for \$40,000 to the Grana Realities, Inc. Frank Schubert sold to Nathan Kael 2139 Hughes avenue, a two-story dwelling, 16x53.5. Joseph Struthers sold to James J. O'Brien the two-story dwelling at 244 East 135th street, 17x100. Abraham Berman sold to Samuel Fox 2655 Avenue, northwest corner

of 173d street, a three-story dwelling, 36x90.

Bentley B. Cristofani sold to Radie Lavent 1981 Crotona avenue, a three-story dwelling, 16x100. Fannie H. Gardner sold to Thomas P. Fleming 4177 and 4199 Park avenue, two three-story dwellings, 46x100.

REPORTS FROM BROOKLYN.

Charles Partridge sold the three-story double apartment house at 1321 St. John's place, near Troy avenue, for the Hatten Realty Corporation. Frederick W. Walker, Jr., sold the two-story residence at 469 Second street, between Sixth and Seventh avenues, for Antonio Pape.

SUBURBAN TRANSACTIONS.

Wheatley Hill Real Estate Corporation sold for Mrs. John J. Graham her country estate on the east side of the Jericho-Oyster Bay road, at Jericho, L. I., consisting of forty-six acres, with frame house, stable, garage, etc., to a prominent banker of this city. The property is opposite the country estate of Herman Winthrop, and near the homes of Albert H. Tuck, C. J. Huxson, James A. Hunter, Mrs. W. K. Vanderbilt, Jr., and Judge Elbert H. Gary, who purchased the \$300,000 J. R. Taylor estate at Jericho last year through the same corporation. The buyer will remodel and enlarge the house. Anson F. Robinson sold for the Lofgren Company an acre with frontage on Broadway in Ardsley Park, Ardsley on Hudson, N. Y., to Arthur C. Sherry. Bellows & Warren sold the Hastings residence and garage at 357 North Broadway, Yonkers, N. Y., to E. J. Moore.

REAL ESTATE JOTTINGS.

A three-story store and apartment house, 100x200, is to be erected at 80-812 Westchester avenue for the Brookline Realty Corporation, owned by Herbert H. Mainzer, who estimates the cost at \$100,000. Edna A. Byer is the buyer of the dwelling at 110 West Seventy-first street, sold recently. Mrs. E. B. Barrett is the buyer of the dwelling at 56 West Fifty-fifth street, sold by Pease & Elliman. Henry H. Allen is the buyer of the dwelling at 53 West Eighty-fifth street, sold recently. Mary A. Butler is the purchaser of the dwelling at 260 West 113th street. Sarah Shapiro is the purchaser of the flat at 511 West 131st street. The American Trust Company yesterday moved to enlarged quarters at Bridge Plaza North and Academy street. This property, formerly that of the Long Island City Savings Bank, is secured to the new bank by a long term lease. The banking rooms have been enlarged and altered to suit the needs of the American Trust Company. The New York Title and Mortgage Company will occupy a part of the establishment.

TO ACQUIRE BREWING PLANTS.

L. J. Phillips & Co. will sell at auction on October 3, on the premises, the plant of the Fidelity Brewing Company, Inc., at First avenue and Twenty-ninth street; also for the same owners the building at the corner of Oakland and Hudson streets, Brooklyn.

SALE AT WHITE PLAINS.

Arthur C. Sheridan sold at voluntary auction for Sheriff John M. Barrett the five single family dwellings at 15, 17, 19, 21 and 23 Fisher street, corner of Brookfield street, White Plains, N. Y. The buyers were local residents, who paid from \$4,900 to \$5,200 apiece for dwellings, the total of sales being \$25,800.

REAL ESTATE AT AUCTION.

Beautiful 12-room family dwelling, every improvement in the modern residential section. IMMEDIATE POSSESSION. Sale will be held on premises. 143 Park St., New Orange, N. J. SATURDAY, October 3d, at 2 P. M. Terms arranged. E. M. CLEVELAND (Auctioneer) 222 Market St., Newark, N. J. Arthur C. Sheridan, Inc., REAL ESTATE AUCTIONEER, 1102 B'way, Cor. 13th St. JEROME JOHNSON JR., Co., Auctioneers, 180 Montague St., Brooklyn, N. Y. JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744.

CITY REAL ESTATE.

F. & P. FLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

FRED & CO.

14 WEST 40th ST. 795 B'WAY

CROSS & BROWN COMPANY.

Real Estate in all its branches. 18 EAST 41ST ST. 497 BROADWAY.

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L. B. WAKEMAN

Real Estate in all its branches. 18 EAST 41ST ST. 497 BROADWAY.

Fred T. Ley & Co.

Department of Cooperative Buildings, 19 W. 44th St. Phone Vanderbilt 2865.

KLEIN & JACKSON,

REAL ESTATE OPERATORS, 601 Fifth Ave. 55 Liberty St. 55 Liberty St. 55 Liberty St.

SAMUEL KRONSKY, Inc.

Real Estate Brokers, 22 East 40th St. 22 East 40th St. 22 East 40th St.

George B. Coran,

Real Estate, 18 East Forty-third St. 18 East Forty-third St. 18 East Forty-third St.

HENRY I. COOPER, Real Estate

200 Broadway, Tel. Cort. 5283.

HARRY & BEALE CO., INC.

Real Estate, 505 Fifth Ave. N. Y. 505 Fifth Ave. N. Y. 505 Fifth Ave. N. Y.

JOHN M. THOMPSON, REAL ESTATE

217 Broadway, Telephone Barclay 2730.

SPEAR & Co., Commercial Property

840 Broadway, Stuyvesant 627.

DOUGLAS L. ELLIMAN & CO.

148 East 40th St. 148 East 40th St. 148 East 40th St.

EUGENE A. WALSH FACTORY SITES.

148 East 40th St. 148 East 40th St. 148 East 40th St.

REAL ESTATE AT AUCTION.

NEW YORK CITY WATERFRONT

Absolute Auction Sale

Estate of Augustus Zerega, Dec'd.

Area by Tax Maps About 114 Acres

Known As Old Ferry Point, Bronx

Thursday, Sept. 30, 1920

At Noon, in Exchange Salesroom, 14 Vesey St.

Title Guarantee & Trust Co. Policies Free.

Murray, Ingersoll, Hoge & Humphrey, Esqs., Attys., 16 William St., N. Y. C.

Send for Booklet.

67 Liberty St. New York City

Telephone Cortlandt 744

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CITY REAL ESTATE.

Borough of Queens-Sale or Rent.

JACKSON HEIGHTS and the Housing Situation

TWO things are becoming apparent in the housing situation—first—a tremendous shortage in housing facilities which has produced drastic legislative action to prevent wholesale evictions—and second—the scarcity of new home building with great uncertainty as to what, if any, legislative action may be expected to improve it.

It is apparent to everyone that more houses are the only permanent solution and that most of the legislation passed at Albany is simply attempting to postpone the crisis in the hopes that some means may be found to increase the production of homes and apartments.

There are four great obstacles in the way to the production of more homes:

1—Shortage of labor.

2—Shortage of material.

3—Scarcity of loanable funds.

4—Competition of the great commercial construction now going on in New York and vicinity.

Until these four factors are dealt with the overcrowding discomfort and the increasing rentals are bound to continue, and as far as one can judge at present these conditions are liable to continue for a long time.

To the man who wants present comfort and peace of mind for the future of his home, there is offered an opportunity at Jackson Heights which merits his careful consideration.

Jackson Heights is the place where cooperative ownership was first started following the War and where it has received its largest single application, and where there are now more cooperative apartments than in any other single locality.

A limited number of new, four, five and six room housekeeping suites, in ultra-modern, garden apartment houses, are available now, under the Jackson Heights Plan of Tenant Ownership to selected tenants.

The Queensboro Corporation

Manhattan Office: 50 East 42d St.

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 45th St. Station (office opposite station) 22 minutes from 42d St.

REAL ESTATE—OUT OF CITY.

Westchester-Sale or Rent.

ARTISTIC HOMES

NEW ROCHELLE

On Rockland Park-Rochelle Heights.

Beautifully planned, thoroughly well constructed houses, Colonial and English in design, with all modern conveniences, located in exclusive residential section. Planned for easy housekeeping, containing 8 and 10 rooms and 2 baths; laundry and toilet in basement; hot water heat; beautiful polished floors throughout.

Prices \$22,000 to \$28,000.

Apply on Premises or W. D. HUNTER, Builder and Owner, 33 Railroad Ave., New Rochelle, N. Y.

REAL ESTATE WANTED.

WANTED IMMEDIATELY